



Placentia Planning Commission Agenda

Regular Meeting
November 10, 2020
City Council Chambers
401 E. Chapman Avenue, Placentia, CA 92870

SPECIAL PROCEDURES NOTICE DURING COVID-19 EMERGENCY

On March 4, 2020, Governor Newsom proclaimed a State of Emergency as a result of the threat of the COVID-19 virus.

On March 17, 2020, Governor Newsom issued Executive Order N-29-20, which temporarily suspends requirements of the Brown Act allowing Planning Commission Members to hold public meetings via teleconferencing and make public meetings accessible telephonically or otherwise electronically to all members of the public seeking to observe and to address the Planning Commission.

Given the health risks associated with COVID-19, please be advised that the City Council Chambers are closed to the public and some, or all, of the Placentia Planning Commission Members may attend this meeting telephonically. Those locations are not listed on the agenda and are not accessible to the public.

How to Observe the Meeting

To maximize public safety while maintaining transparency and public access, the Planning Commission meeting will be available to listen live on AT&T U-verse (Channel 99), Spectrum (Channel 3), and online at www.placentia.org/pctv.

How to Submit Public Comment

Members of the public may provide public comment by sending comments for Planning Commission consideration by email to Sylvia Minjares at sminjares@placentia.org. Please limit to 200 words or less. Comments received before or during a Planning Commission meeting, until the close of the **Oral Communications** or **Public Hearings** portion of the agenda, will be read into the public record, subject to the regular time limitations per speaker. Longer submittals will be included in the public record. If you are unable to provide your comments in writing, please contact the Development Services Department for assistance at 714-993-8124 or sminjares@placentia.org.

Americans with Disabilities Act Accommodation

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the City Clerk's Office at cityclerk@placentia.org or by calling (714) 993-8231. Notification 48 hours prior to the meeting will generally enable City Staff to make reasonable arrangements to ensure accessibility while maintaining public safety. (28 CFR 35.102.35.104 ADA Title II)

Until further notice the City will implement the guidelines of the California Department of Public Health in regards to social distancing.

The City of Placentia thanks you in advance for taking all precautions to prevent the spread of the COVID-19 virus. The City will return to normal Planning Commission meeting procedures as soon as the emergency has ended.



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Regular Meeting
November 10, 2020
City Council Chambers

401 E. Chapman Avenue, Placentia, CA 92870

Christine J. Schaefer
Chair

Frank Perez
Vice Chair

Claudia Keller
Commissioner

Dennis Lee
Commissioner

Nick Polichetti
Commissioner

Matthew Rocke
Commissioner

Procedures for Addressing the Commission

Any person who wishes to speak regarding an item on the agenda or on a subject within the Planning Commission's jurisdiction during the "Oral Communications" portion of the agenda should fill out a "Speaker Request Form" and give it to the Commission Secretary BEFORE that portion of the agenda is called. Testimony for Public Hearings will only be taken at the time of the hearing. Any person who wishes to speak on a Public Hearing item should fill out a "Speaker Request Form" and give it to the Commission Secretary BEFORE the item is called.

The Commission encourages free expression of all points of view. To allow all persons the opportunity to speak, please keep your remarks brief. If others have already expressed your position, you may simply indicate that you agree with a previous speaker. If appropriate, a spokesperson may present the views of an entire group. To encourage all views, the Commission discourages clapping, booing or shouts of approval or disagreement from the audience.

**PLEASE SILENCE CELL PHONES AND OTHER ELECTRONIC
EQUIPMENT WHILE THE COMMISSION IS IN SESSION.**

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(28 CFR 35.102.35.104 ADA Title II)

Copies of all agenda materials are available for public review in the Office of the City Clerk, City Planning Division Counter, Placentia Library Reference Desk and the internet at www.placentia.org under the Planning Commission page. Persons who have questions concerning any agenda item may call the City Planning Division at (714) 993-8124 to make inquiry concerning the nature of the item described on the agenda.

In compliance California Government Code Section 54957.5, any writings or documents provided to a majority of the Planning Commission regarding any item on this agenda that are not exempt from disclosure under the Public Records Act will be made available for public inspection at the City Clerk's Office at City Hall, 401 East Chapman Avenue, Placentia, during normal business hours.

Study Sessions are open to the public and held in the City Council Chambers or City Hall Community Room.

City of Placentia
401 E Chapman Avenue
Placentia, CA 92870

Phone: (714) 993-8124
Fax: (714) 528-4640
Website: www.placentia.org

REGULAR MEETING
6:30 p.m. – City Council Chambers

CALL TO ORDER:

ROLL CALL:

Commissioner Keller
Commissioner Lee
Commissioner Polichetti
Commissioner Rocke
Vice Chair Perez
Chair Schaefer

PLEDGE OF ALLEGIANCE:

ORAL COMMUNICATIONS: (PLEASE SEE PAGE ONE FOR SPECIAL INSTRUCTIONS ON SUBMITTING PUBLIC COMMENT DURING THE COVID-19 CRISES)

At this time the public may address the Planning Commission concerning any agenda item, which is not a public hearing item, or on matters within the jurisdiction of the Planning Commission. There is a five (5) minute time limit for each individual addressing the Planning Commission.

CONSENT CALENDAR:

1. **Planning Commission Meeting Minutes – October 13, 2020**
Recommended Actions: Approve

REGULAR AGENDA:

PUBLIC HEARINGS:

1. **Applicant:** La Bibilioteca Cigar Lounge

Project Location: 128 W. Santa Fe Ave. Unit B

Use Permit (UP) 2020-09: A request to permit the establishment and operation of a 1,454 square foot retail cigar lounge of high-end cigars, spirits and accessories (Type 48 ABC license) with 80 member lockers, and 42 seats (34 seats inside and 8 seats within an outdoor patio) located at 128 W. Santa Fe Ave. Unit B in the Old Town Revitalization Plan (O-T) Zoning District.

Recommended Actions: It is recommended that the Planning Commission take the following actions:

1. Open the public hearing concerning Use Permit (UP) No. 2020-09; and

2. Receive the staff report and consider all public testimony; and
3. Close the public hearing; and
4. Staff is recommending that this item be continued to the next regularly scheduled Planning Commission meeting to be held on December 8, 2020.

2. Applicant: City of Placentia

Project Location: Citywide

General Plan Amendment (GPA) 2020-01, Zone Change (ZC) 2020-01 and Development Plan Review (DPR) 2020-01: A request to implement a series of discretionary actions that would ultimately allow for the development of 65 senior apartment homes in two, two-story residential buildings. 64 units are proposed as affordable housing units to households earning less than 60% of the Area Median Income and the remaining unit would be the manager's unit. The project proposes an additional 45 parking spaces for a total of 130 parking spaces onsite. The existing parish hall will be demolished and replaced with a new parish hall that will measure approximately 3,974 square feet with a 544-square-foot covered porch. A new children's picnic/lunch area is proposed. The project also proposes: a courtyard gathering space west of the Parish Hall, a gathering lawn with benches fronting North Angelina Drive, an outdoor terrace fronting North Angelina Drive, and a memorial garden with accent trees between the existing church building and the proposed new Parish Hall. The project requires the processing of a GPA to change the existing General Plan Land Use designation from "Low Density Residential" to "High Density Residential" and a ZC to change the existing Zoning District of the project site from R-1 (Single-Family Residential) to R-3 (High Density Multiple-Family). The project applicant is also requesting a DPR to permit the construction of the two, two-story residential buildings and expansion of the Parish Hall building.

Recommended Actions: It is recommended that the Planning Commission take the following actions:

1. Open the public hearing concerning General Plan Amendment (GPA) No. 2020-01, Zoning Change (ZC) No. 2020-01, and Development Plan Review (DPR) No. 2020-01; and
2. Receive the staff report and consider all public testimony; and
3. Close the public hearing; and
4. Adopt Resolution No. PC-2020-16, a Resolution of the Planning Commission of the City of Placentia, recommending that the City Council of the City of Placentia approve GPA 2020-01 modifying the existing Land Use designation of the project area from "Low Density Residential" to "High Density Residential"; recommending approval of ZC 2020-01 modifying the existing Zoning District designation of the project area from "Single Family Residential (R-1)" to "High Density Residential (R-3)"; and recommending approval of DPR 2020-01 for

the construction of an affordable senior housing development consisting of an approximately 24,631-square foot, 32-unit, two-story building (“Building 1”) and an approximately 30,316-square foot, 33-unit, two-story building (“Building 2”), including the partial demolition and approximately 3,974-square foot addition to an existing parish hall on an existing 3.85-acre site, currently developed with a church sanctuary and daycare facility; and recommending the adoption of Mitigated Negative Declaration 2020-02 pursuant to the California Environmental Quality Act Guidelines (CEQA) set forth in Title 14 CCR §15074 and the City of Placentia Environmental Guidelines.

3. Applicant: Tacos Way

Project Location: 1390 N. Kraemer Blvd.

Use Permit (UP) Modification 93-01: A request to permit an approximately 306-square foot expansion to an outdoor dining area located along the easterly side of the existing restaurant building. There is a small existing outdoor seating area on the westerly side along Kraemer and one on the easterly side by the front entrance and parking area. The existing easterly outdoor patio is located on the southern side of the front door, which seats 16 patrons. The request is to expand the patio on the easterly side, to the northern side of the front door, for the purpose of adding another 16 seats. The request is also to permit the service of beer, wine, and spirits (Type 47) on the patio to complement existing Type 47 service that exists inside the restaurant. Offering more outdoor seating will help business and add to the casual eating ambiance to complement the existing Type 47 service inside the restaurant.

Recommended Actions: It is recommended that the Planning Commission take the following actions:

1. Open the public hearing concerning Use Permit (UP) Modification 93-01; and
2. Receive the staff report and consider all public testimony; and
3. Close the public hearing; and
4. Adopt Resolution PC-2020-15, a Resolution of the Planning Commission of the City of Placentia, approving Use Permit Modification 93-01 and making findings to permit an approximately 306-square foot expansion to an outdoor dining area located along the easterly side of the existing building, permit the addition of a canopy over the existing outdoor seating area on the westerly side of the building, and permit the service of beer, wine, and spirits (Type 47) on the patio located on the easterly side of the building, at 1390 N. Kraemer Blvd., in the T-C (Town Center) Zoning District and making findings that the project is categorically exempt pursuant to the California Environmental Quality Act (CEQA) set forth in Title 14 CCR § 15301 (Class 1 – Existing Facilities) and the City of Placentia Environmental Guidelines. All alcohol sales, dispensing, and consumption activities will be confined within the interior and outdoor seating areas of the restaurant.

OLD BUSINESS:

NEW BUSINESS:

DEVELOPMENT REPORT:

DIRECTOR'S REPORT:

PLANNING COMMISSION REQUESTS

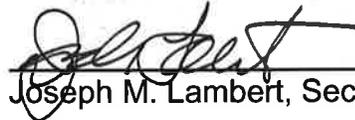
Commission members may make requests or ask questions of Staff. If a Commission member would like to have formal action taken on a requested matter, it will be placed on a future Commission Agenda.

ADJOURNMENT

The Planning Commissioners CLOSE to the regular Planning Commission meeting on December 8, 2020 at 6:30 p.m. in the City Council Chambers located at 401 East Chapman Avenue, Placentia CA, 92870.

CERTIFICATION OF POSTING

I, Joseph M. Lambert, Secretary to the Planning Commission of the City of Placentia, hereby certify that the Agenda for the November 10, 2020 Regular Meeting of the Planning Commission of the City of Placentia was posted on November 5, 2020.



Joseph M. Lambert, Secretary